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License Condition Affidavit

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

Business Name : Garage Car Group LLC

DBA : Light Auto Sales

Location : 803 EARL ST, St. Paul, MN 55106

License Type : Second Hand Dealer - Motor Vehicle Parts, *Second Hand Dealer - Motor Vehicle, Auto Repair Garage*

City of Saint Paul - DSI

Conditions are as follows :

1. All customer/employee, for-sale, and/or other vehicles associated with this business must be parked in accordance with the approved site plan on file with the Department of Safety and Inspections (DSI) dated 12/18/2015. The maximum number of vehicles parked outdoors on the premises shall not exceed a total of twenty-seven (27) at any time.
2. The maximum number of "for-sale" vehicles parked on the lot shall not exceed sixteen (16), and shall be parked in the area shown on the approved plan. All for-sale vehicles shall be designated with clearly identifiable signage or other similar form of identifiable marking in the windshield.
3. Licensee agrees to maintain the property in a manner consistent with the approved site plan on file with DSI dated 12/18/2015. This includes maintaining the striping of the individual parking spaces with painted lines on the paved surface (for customer/employee, customer cars awaiting pick-up, and for-sale spaces); "customer parking only", "No Parking Allowed", handicap accessible parking signage (per MN Accessibility code); chain and bollards; and fencing.
4. Customer, employee, business, for-sale, and/or other vehicles associated with this business shall not be parked or stored in a maneuvering lane. This includes cars which have been repaired and are awaiting pick-up by their owners. A clear unobstructed maneuvering lane must be maintained at all times in compliance with emergency access and traffic safety requirements. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way. This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
5. Use of the alley is restricted to vehicle maneuvering necessary to access service bay off alley and to access the 6 space parking area on west side of the building, as shown on approved site plan. The parking of vehicles in the paved area between south side of the building and alley is not allowed. This area must be designated with signs reading " No Parking Allowed" affixed to the south face of the building.
6. Customer and/or employee vehicles may not be parked longer than ten (10) days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle, not claimed by its owner, is removed from the lot as permitted by law.
7. All repair work must occur within an enclosed building. No repair of vehicles may occur on the exterior of the lot or in the public right-of-way, including the alley and public sidewalk.
8. Vehicle salvage, a principal activity of obtaining and dismantling motor vehicles to salvage and sell usable parts, is expressly not permitted. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing.
9. Auto body repair and/or auto body spray painting is not permitted.
10. Maintain maneuvering space on the property to allow vehicles entering and exiting the site from the street to proceed forward. Backing from the street or on to the street is prohibited.
11. The existing six (6) foot tall wood fence along the northern and western property lines shall be maintained in good condition to provide required screening of the parking lot from adjacent residential lots.
12. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash and discarded vehicle parts will be stored in a covered dumpster or inside the building.
13. Licensee shall obtain and maintain an active Hazardous Waste Generator License from Ramsey County Solid Waste Division and; shall abide by the provisions of that license with respect to the safe handling and disposal of waste oil, filters, tires, batteries, etc.
14. The business activities on the licensee premises shall operate in compliance with all federal, state, and local laws. Failure to remain in compliance will result in adverse action against the license.

Taras Zhmurko

Licensee

11/16/2025

Date